Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 HAYDEN AVENUE FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$777,000	Property type	House	Suburb	Frankston
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 MUIRFIELD COURT FRANKSTON VIC 3199	$750,000	20-Feb-22
13 WASHINGTON DRIVE FRANKSTON VIC 3199	$715,000	17-Feb-22
3 BELAR AVENUE FRANKSTON VIC 3199	$691,900	11-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 July 2022

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5 MUIRFIELD COURT FRANKSTON VIC 3199

3 2 2

Sold Price **$750,000** Sold Date **20-Feb-22**

Distance **-**



13 WASHINGTON DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price **$715,000** Sold Date **17-Feb-22**

Distance **-**



3 BELAR AVENUE FRANKSTON VIC 3199

3 2 2

Sold Price **$691,900** Sold Date **11-Dec-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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